


APPENDIX 1: INTRODUCTION SUMMARY TABLE

						
2015-16 Comprehensive Plan Review						
Chapter: <u>Introduction to the Comprehensive Plan</u>	Measurable?/Metric	Accomplished/Completed?	Responsible Party	Progress Since 2011	Timeframe for Implementation	Geographic Location
Vision: Lovettsville is committed to keeping the small-town character that has defined its identity historically while expanding businesses, services and infrastructure and promoting economic development.						
Values: (Values are generalized beliefs and/or attitudes regarding the Town that are broadly shared among residents. Values provide the purpose or rationale behind the development of planning goals below.)						
<i>Lovettsville's overall values can be summarized as:</i>						
Small Town Quality of Life: We support maintaining a peaceful, small town feel that fosters sustainable, essential services.	No					
Historical and Environmental Stewardship: We support promoting a healthy environment for all citizens and preserving our cultural heritage.	No					
Welcoming and Cooperative Community: We support existing and welcome new businesses, organizations and residents into the community, treating our neighbors with dignity and respect, and promoting volunteerism, community service and cooperation.	No					
Goals: (Goals are considered broad, generalized statements describing the Town's short-, medium-, or long-term intentions and desired results. Goals should seek to establish a unified direction for achieving the shared values above.)						


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1. Maintain a scale of structures and development compatible with the Town's small town character, preserve visual aesthetics and leverage the natural viewsheds within and around town.	Yes	No	Town, Private Landowners	No new structures have been constructed which are incompatible with the scale (area, height, etc.) of existing buildings in the Town	Ongoing	Town-wide
2. Preserve and promote the historic resources and unique cultural heritage of the Town.	Yes	No	Town, Private Organizations (Historical Society/Museum, etc.), Landowners	Created a national historic district, encouraged German-themed architecture for the Lovettsville Square commercial development, held annual Oktoberfest, etc.	Ongoing	Town-wide
3. Accommodate small businesses within the Town, including those that sell locally-sourced products and services.	Yes	No	Town	The Lovettsville Farm Store (recently opened) specializes in locally-produced produce from local farms	Ongoing	Town-wide
4. Preserve and enhance open space and recreational facilities for public use and enjoyment.	Yes	No	Town, County, Landowners	Site plan has been submitted for County park, CUP approved for Community Center, concept plan developed for improvements to Quarter Branch Park	Ongoing	Town-wide
5. Protect, conserve and restore the natural resources of the Town, particularly dark skies, open spaces and wildlife habitat.	Yes	No	Town, Landowners	Implemented NFWF grant to improve stormwater management at N. Berlin Pike and Keister Lane, redesigned of community center SWM pond to accomodate E. Broad Way streetscape improvements	Ongoing	Town-wide

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6. Promote well-planned residential, office, light industrial and commercial growth that has a density and building scale consistent with the Town’s low-density character.	Yes	No	Town, Land Developers, Landowners	Subdivisions approved since 2011 have had a density consistent with existing Town subdivisions and neighborhoods	Ongoing	Town-wide
7. Create a balanced transportation network providing facilities for vehicles, pedestrians and bicyclists and encourage mass transit for residents commuting to regional employment centers.	Yes	No	Town, VDOT, Regional Transportation Agencies, Land Developers	VDOT bike path along Berlin Turnpike has proceeded to bid, sidewalks on E. Broad Way will be constructed this year	Ongoing	Town-wide
8. Build a sustainable community that provides essential services, conveniences and public facilities.	Yes	No	Town, Land Developers, VDOT	N/A	Ongoing	Town-wide
9. Plan, manage and support events to foster community spirit, improve quality of life and promote economic development.	Yes	No	Town, citizens	The Town continually hosts annual events	Ongoing	Town parks and open spaces

APPENDIX 2: PUBLIC FACILITIES AND UTILITIES SUMMARY TABLE

						
2015-16 Comprehensive Plan Review						
Topic/Chapter: <u>Public Facilities and Utilities</u>	Measurable? (Metric)	Accomplished/ Completed?	Responsible Party	Progress Since 2011	Timeframe for Implementation	Geographic Location
Goals: (Goals are considered broad, generalized statements describing the Town's short-, medium-, or long-term intentions and desired results. Goals should seek to establish a unified direction for achieving the shared values above.)						
<u>Public Facilities:</u> Public facilities should be planned and located conveniently to serve the needs of existing and future residents as well as people who work in the Town and surrounding area.	Yes (Location of planned facilities)	N/A	Town/County	The Lovettsville Community Park has moved forward with approval of construction plans for frontage improvements and preparation of a site plan for internal improvements	Ongoing	Town-wide
<u>Public Utilities:</u> To ensure that public utilities keep pace with development and that funding for and capacity of Town water and wastewater infrastructure are sufficient to allow for future expansion of the Town residences and businesses.	Yes (Extent of and funding for public utilities)	N/A	Town	Funding for public facilities has increased in recent budget cycles to provide adequate funds for operations, debt retirement, and future capital construction	Ongoing	Town-wide

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Topic/Chapter: <u>Public Facilities and Utilities</u>	Measurable? (Metric)	Accomplished/ Completed?	Responsible Party	Progress Since 2011	Timeframe for Implementation	Geographic Location
Policies: (Compared to goals, policies are more specific and action-oriented statements describing an measure intended to produce a desired result. Policies should be designed to implement goals.)						
<u>Chapter 3: Public Facilities Policies</u>						
1. Continue to host and promote Town events throughout the year, including without limitation the annual Lovettsville Oktoberfest and MayFest events; Memorial Day, Veterans Day and Patriot Day ceremonies; Concerts and Movies on the Green; Berserkle in the Squirkle; Wintertainmentfest and Light-Up Lovettsville; and any other events desired in order to enhance quality of life for residents, promote volunteerism and attract visitors to the Town and surrounding area. Maintain sufficient Town-owned land and public facilities for hosting these events.	Yes (Number/type of events held)	N/A	Town	The Town continually hosts annual events	Ongoing	Town parks and open spaces
2. Encourage Loudoun County Public Schools to provide additional schools for middle and higher education outside the corporate limits within five miles of the Town Center.	Yes (Extent to which a new middle and/or high school has been planned and/or implemented)	No	Town, LCPS	Unknown	Long-term	Areas within five miles of Town Center
3. Encourage Loudoun County Public Schools to co-locate a middle and a high school on the same property or properties near the Town in order to reduce travel time and distance to school for parents and students in Town.	Yes (Extent to which a new middle/high school has been planned and/or implemented)	No	Town, LCPS	Unknown	Long-term	Areas outside of the corporate limits

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4. Provide sufficient areas for Town parks and recreational facilities for public use as well as Town events in locations convenient to residential neighborhoods.	Yes (Number/location of new parks and recreation opportunities)	N/A	Town	Progress includes the acquisition of the Quarter Branch Park property, construction of the Walker Pavilion, and construction of the Veterans Memorial.	Ongoing	Town-wide
5. Provide for a variety of active and passive public recreation opportunities within Town parks.	Yes (Number/type of recreation opportunities in Town parks)	No	Town	Progress includes the planning for trails and amenities in Quarter Branch Park, construction of the Walker Pavilion, and construction of the Veterans Memorial.	Long-term	Town parks
6. Work with Loudoun County to augment police, fire, and emergency services to Town residents and businesses.	Yes (Level of service provided to Town residents/businesses)	N/A	Town, Loudoun County	The Town Council has discussed the need for increased policing by the LCSD, including the development and execution of an agreement so that the LCSD can enforce Town ordinances. In 2016, the Council evaluated the cost of establishing a Town Police Department.	Ongoing	Town-wide
7. Work with Loudoun County to continue Loudoun County library services within the Town and expand facilities, programs and activities for Town residents to the extent practicable.	Yes (Number of services and activities)	N/A	Town, Loudoun County	Unknown	Ongoing	Lovettsville Library
8. Provide up-to-date information about Town government services to the public using the Town's website, social media and Town information sign.	Yes (Extent to which Town website is kept up-to-date)	N/A	Town	Town staff regularly updates information about Town programs and services.	Ongoing	N/A

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9. Continue to provide curbside trash and recycling collection services to Town businesses and residences.	Yes (Whether curbside services continue)	N/A	Town	The Town has continued to provide this service.	Ongoing	Town-wide
10. Work with Loudoun County to provide public park and recreation services and facilities at the new Lovettsville Community Park to serve Town residents and residents in the surrounding County with expanded opportunities to participate in sports and recreational activities.	Yes (The degree to which recreational activities have been provided at the LCP)	No	Town, Loudoun County	The Lovettsville Community Park has not yet been constructed; however, the final site plan is pending approval.	Medium-term	Lovettsville Community Park
11. Implement the master plan for Quarter Branch Park by including the installation and construction of park improvements proposed thereon in the Town Capital Improvement Plan.	Yes (Extent to which park improvements have been planned and constructed)	No	Town	Improvements at Quarter Branch Park, as shown on the park Master Plan, have been included in the CIP.	Medium-term	Quarter Branch Park
12. Consider multiple interim Town Office solutions until a new Town Office can be built including: a) Making improvements and/or modifications to the current temporary office trailer located behind the Town Office or upgrading it to a larger modular building, consistent with any building code or zoning requirements for such uses. b) Making improvements and/or modifications to the existing Town Office building to maximize work and meeting space. c) Exploring options for leasing office space and/or Council Meeting Chambers.	Yes (Whether the trailer has been replaced with a larger modular building)	No	Town	The Town is currently evaluating all options for temporary and permanent expansion of the Town Office.	Short-term	Town Office

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13. Consistent with the availability of capital funds for such purposes, construct a new, expanded Town Office facility on one of the sites identified in the Town Office Expansion Space Needs Evaluation or other feasible site.	Yes (Extent to which a new Town Office has been planned and constructed)	No	Town	The Town continues to evaluate the costs and benefits associated with purchasing properties for the construction of a new Town Office, including installation of a modular building on the current site for temporary use.	Long-term	Various (see study)
14. Support citizen efforts to establish or expand voluntary Neighborhood Watch programs in residential communities.	Yes (Number of neighborhood watch programs established)	No	Residents, Town	Unknown	Medium-term	Residential neighborhoods
15. Work with telecommunications providers to ensure that the Town becomes a leader in the provision of wireless coverage in the Town and surrounding area while minimizing the visual impact of such facilities.	Yes (Level of telecommunication services provided to Town residents/businesses)	N/A	Telecommunications providers/Town	The Town approved a CUP for AT&T to co-locate cellular equipment on the Town's elevated water tank in 2012.	Ongoing	Town and surrounding area
16. Plan and implement amenities for bicyclists and pedestrians at locations having, or anticipated to have, significant volumes of such traffic or usage as grant and local funding permit.	Yes (extent to which drainage improvements have been completed)	No	Town	The bike station at the corner of E. Broad Way and N. Berlin Pike will be installed with the new 7-Eleven convenience store.	Short-term	Area next to 1 East Broad Way
17. Implement the recommendations of the Wellhead Protection Plan adopted in 2016 as necessary to protect the Town's public water supply, including restrictions and/or regulations for certain activities located in proximity to Town wells which have the potential to contaminate public water, and incorporate the plan into the Comprehensive Plan by reference.	Yes (extent to which amendments have been drafted and adopted)	No	Town	State grant funding has been obtained to update the plan and amendments are currently being drafted.	Short-term	Town-wide

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18. Evaluate the Benefits and Costs of taking over grass cutting responsibilities on VDOT Right of Way along Berlin Turnpike, the Town Square, and East Broadway.						
19. Evaluate the Benefits and Costs of all proposals for annexing property that contains or will contain public facilities, such as schools, parks, emergency services, and/or others, in accordance with the Town's Annexation Policy which generally restricts residential annexation.						
20. Evaluate the need for additional land or properties for public use by the Town Government to support operations.						
<u>Chapter 3: Public Utilities Policies</u>						
1. Provide Town water and sewer services consistent with the land use policies herein, and expand such facilities geographically only to areas planned for future growth and development as generally shown on the Land Use Plan map and Utilities Master Plan.	Yes (Degree of consistency between the service area(s) for Town utilities and future land use map)	N/A	Town	Since 2011, water and sewer lines have been planned or extended to several areas intended for development including LTC Sec. 4, Cooper Run Estates, Lovettsville Glen, and the Keena Tract.	Ongoing	Town-wide

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2. Provide adequate, safe, and cost-effective water supply and wastewater treatment facilities for Town residents, commercial establishments, institutional uses, and public facilities in accord with applicable regulations of the Virginia Department of Health, Virginia Department of Environmental Quality, and other applicable state and federal regulations that regulate waterworks capacity and wastewater treatment and disposal.	Yes (adequacy and quality of public water and efficacy of wastewater treatment)	N/A	Town	The Town's water was rated the best tasting water by the Virginia Rural Water Association in 2015. Deficiencies in the design of the wastewater treatment plant have posed challenges for CWA compliance during the past several years.	Ongoing	Town-wide
3. Require new development to pay for the cost of extending or expanding public sanitary sewer and water service necessary to serve the development.	Yes (Amount of money collected from or number/type of improvements constructed by developers)	N/A	Town	All water and sewer infrastructure serving private development has been paid for by developers since 2011.	Ongoing	Town-wide
4. Establish a public information campaign to encourage recycling among Town residents and businesses.	Yes (Whether a information campaign has been established)	Yes	Town	Information about recycling services provided by American Disposal is provided in the new resident welcome packet.	N/A	Town-wide
5. Evaluate the cost effectiveness of the Town's current solid waste (i.e.trash and recycling) collection program.	Yes (Whether an evaluation has been undertaken)	No	Town	The Town has been evaluating the cost effectiveness of solid waste collection services for the past two budget cycles	Short-term	Town-wide
6. Evaluate utility rates and fees annually and modify as needed to ensure adequate funding for utility operations, capital and debt retirement.	Yes (Whether rates have been evaluated and modified as needed)	N/A	Town	The Town Council evaluates rates annually during the budget process; rates were increased last year	Ongoing	Town-wide


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7. Support the County's provision of a central recycling location in the town.	Yes (Level of support for central recycling location)	N/A	Town	The Town continues to support the use of 2 N. Berlin Pike as a recycling collection facility.	Ongoing	Central location near Town Center
8. Develop and adopt a Utility Master Plan which shows areas of Town as well as potential annexation areas where upgrades to and expansion of water and wastewater infrastructure is necessary or proposed. Incorporate the utility plan into this comprehensive plan, either in its entirety or by reference.	Yes (Whether such a plan has been drafted or adopted)	No	Town	None	Medium-term	Town-wide
9. Correct deficiencies at the Wastewater Treatment Plant necessary to improve performance and treatment capability.	Yes (Extent to which deficiencies have been corrected)	No	Town	The Town and contractor responsible for constructing the latest round of upgrades have reached an agreement to compel the contractor to address deficiencies.	Short-term	Town wastewater treatment plant
10. Decide on the final disposition of unused wells and treatment facilities and associated parcels of land by determining whether to abandon such wells in accordance with Virginia Department of Health requirements or preserve them as reserve or emergency water supply wells.	Yes (Whether the well has been preserved or abandoned)	No	Town	The well was "mothballed" in 2011.	Short-term	Well No. 4
11. Consider developing a local stormwater inspection program and management plan in order to ensure that all private and public stormwater best management practice (BMP) facilities are properly and regularly maintained.	Yes (Whether a program has been developed)	No	Town	None	Short-term	Town-wide

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12. Educate the public about stormwater best management practices including those (like rain barrels) that can be implemented by homeowners in order to promote rainwater harvesting, runoff reduction, and/or infiltration of rainwater into the soil.	Yes (Whether education opportunities and materials have been developed)	No	Town	The local SWCD hosts an annual rain barrel workshop each April in Lovettsville.	Medium-term	Town-wide
13. Explore Grant opportunities for developing a Storm Water Management Master Plan to inventory and locate all existing storm facilities, evaluate the functionality of those facilities, identify any problem areas requiring improvements, ensure storm water management in new developments are designed to accommodate regional solutions, prioritize the identified projects needed, and seek external sources of funding to support these projects.						

APPENDIX 3: ECONOMIC DEVELOPMENT AND HOUSING SUMMARY TABLE

 2015-16 Comprehensive Plan Review						
Chapter 4: Economic Development and Housing	Measurable? (Metric)	Accomplished/ Completed?	Responsible Party	Progress Since 2011	Timeframe for Implementation	Geographic Location
Goals: (Goals are considered broad, generalized statements describing the Town's short-, medium-, or long-term intentions and desired results. Goals should seek to establish a unified direction for achieving the shared values above.)						
1. Promote the establishment of a variety of commercial and light industrial businesses of various sizes, which serve Town and area residents and provide job opportunities, in planned commercial and industrial areas as depicted on the land use plan map.	Yes (number and size of business establishments)	N/A	Town, Landowners/Developers	The Town has continued to encourage business development and has seen a number of new businesses locate in the Town's commercial areas since 2011	Ongoing	Commercial districts/areas
2. Provide for future residential development that represents the logical expansion of the Town's existing pattern of development with respect to the configuration of streets, blocks and lots. Ensure that any future residential growth, whether infill or otherwise, does not exceed the capacity of the Town to provide essential public services to residents.	Yes (pattern and character of future residential development and extent to which it is consistent with that of existing neighborhoods)	N/A	Town, Landowners/Developers	Infill development since 2011 has (for the most part) been consistent in character with that of the surrounding neighborhood	Ongoing	Residential districts/areas
Policies: (Compared to goals, policies are more specific and action-oriented statements describing an measure intended to produce a desired result. Policies should be designed to implement goals.)						

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Chapter 4: Economic Development and Housing	Measurable? (Metric)	Accomplished/ Completed?	Responsible Party	Progress Since 2011	Timeframe for Implementation	Geographic Location
1. Provide for a greater mix of dwelling and building types for new residential development on infill parcels while preserving the Town's predominately single-family character.	Yes (increased mix of dwelling/building types for new residential development)	N/A	Town, Landowners/Developers	None; all of the new dwellings constructed since 2011 have been SFDs	Ongoing	Residential districts/areas wherein such uses are
2. Promote a mixture of commercial and/or light industrial uses on sites where indicated on the land use plan map at a scale consistent with that of surrounding areas and neighborhoods.	Yes (number and location of commercial and industrial business establishments)	N/A	Town, Landowner	The Engle Tract, which permits a mixture of such uses, has not yet been developed	Ongoing	Engle Tract
3. Promote the planning of land in Loudoun County located adjacent to (southeast of) the Engle Tract for similar "flex" uses with the understanding that the owner/developer would be responsible for the extension of public infrastructure into this area and pursuing any approvals necessary to accomplish this under the relevant policies of the County and/or Town.	Yes (whether plans have been developed for the Engle Tract)	No	Town	The Town is currently developing a concept plan for the Engle Tract to assist the owner in marketing the property to potential developers	Short-term	Engle Tract
4. Facilitate the redevelopment of existing buildings and parcels in the historic downtown, including those located along the E. Broad Way corridor and sections of S. Locust and S. Loudoun Street located within one block of E. Broad Way, by maximizing the adaptive reuse potential of existing structures in order to promote small business uses, including "start-up" businesses.	Yes (number of buildings that have been reused)	No	Town, Landowners	The brewpub reused the funeral home at the corner of Locust Street and E. Broad Way	Long-term	Town's Historic District
5. Promote the concept of the Town Center and adjacent areas being a focal point for community life not only a concentration of economic development uses.	No	N/A	Town	The Town Square and Town Green currently serve as focal points for community activities, and will increasingly serve as activity centers with the finished construction of the Lovettsville Square commercial center	Ongoing	Town Center

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Chapter 4: Economic Development and Housing	Measurable? (Metric)	Accomplished/ Completed?	Responsible Party	Progress Since 2011	Timeframe for Implementation	Geographic Location
6. Locate professional and/or medical office uses in the historic downtown, areas planned for commercial use adjacent to the Town Center, and areas adjacent to the Heritage Highlands retirement community at the southern end of the Townn.	Yes (location of professional and medical uses)	N/A	Town, Landowners, Commercial Tenants	The doctor's office located in the old post office building in June of 2011 and moved into the Lovettsville Square commercial center in 2016	Ongoing	Town Center Commercial Core Area, W. Broad Way, Heritage Highlands
7. Where feasible, and as authorized by state law, establish development policies for office, commercial, retail and light industrial sites that promote a scale, form, orientation and massing of development on sites compatible with the existing character of the Town. In addition, establish architectural design guidelines for new commercial uses, where authorized by state law, in order to complement the existing architecture and character of the Town.	Yes (number, location, scale and architectural sytle of new professional offices)	No	Town, Landowners/Developers	The Lovettsville Square commercial center and new 7-Eleven convenience store reflect the Town's desired architectural style for properties adjacent to the Town Square	Long-term	Areas planned for future professional office uses
8. Promote transportation improvements that will serve the economic development of the Town and facilitate commuting by Town residents to regional employment destinations.	Yes (number and type of transportation improvements)	N/A	Town/County	The County has developed plans for improvements, including a potential roundabout, at the intersection of Route 9 and Route 287 in order to reduce wait times at the traffic light located there	Ongoing	Western Loudoun
9. Promote development policies and capital projects that provide pedestrian circulation and access facilities (sidewalks and trails) throughout the Town and on streets that lack adequate facilities, including along the Town's older transportation corridors (e.g. East Broad Way, South Loudoun Street, etc.), in order to improve safety and reduce the need for vehicle use.	Yes (number and type of policies and projects that include pedestrian facilities)	No	Town	The S. Berlin Pike shared-use trail was constructed in 2015. Phase 1 of the E. Broad Way Streetscape Project was completed in early 2016.	Long-Term	Town-wide
10. In addition to efforts by the Town, encourage Loudoun County to provide enhanced public facilities, governmental services, and amenities, including recreation facilities, which will serve the Town's economic development objectives and make the Town more attractive for existing and prospective businesses.	Yes (number of new Town and County public facilities)	No	Town, County	The Town CUP was approved for the Community Center, and a County site plan was prepared and submitted for the community park.	Short-term	County-owned properties

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Chapter 4: Economic Development and Housing	Measurable? (Metric)	Accomplished/ Completed?	Responsible Party	Progress Since 2011	Timeframe for Implementation	Geographic Location
11. Facilitate the establishment of tourism-based businesses such as commercial lodging and restaurant establishments in order to support the local tourism industry.	Yes (number of tourism-related businesses)	No	Town, County	The brewpub located in the funeral home at the corner of Locust Street and E. Broad Way	Long-term	Commercial districts/areas
12. Encourage and facilitate development of the Town Center commercial core in a manner that promotes centralized parking and makes it convenient for pedestrian traffic to access multiple shopping destinations from a central parking location, without causing inconvenience or limiting parking available to nearby residences.	Yes (location of parking areas and proximity to commercial uses)	No	Town/Developer	The Lovettsville Square commercial center included a centralized parking lot that will provide parking for future phases	Medium-term	Town Center Commercial Core Area
13. Encourage non-residential development to provide pedestrian circulation on-site and pedestrian access to all types of uses on adjacent properties.	Yes (pedestrian facilities constructed for non-residential development projects)	N/A	Town	Pedestrian facilities are required for non-residential developments involving submission of a site development plan. All such projects have been required to provide sidewalks along public thoroughfares connecting to adjacent neighborhoods and areas.	Ongoing	Town-wide
14. Where feasible, implement the Main Street design concept for all types of development so that buildings are located close to streets and sidewalks and parking is generally located behind buildings.	Yes (establishment of requirements)	No	Town	The Town has zoning requirements that encourage or require that parking be located behind buildings in the C-1 and TC zoning districts. The Town has not yet added these requirements to the C-2 and I-1 districts	Short-term	Commercial districts/areas
15. Develop a public outreach program that will encourage participation by residents, businesses, and employees in Town planning and zoning processes that relate to the Town's economic development values, goals, and policies. Include the Loudoun County Department of Economic Development in the process as well.	Yes (establishment of a program)	No	Town	The Town routinely involves citizens and encourages citizen participation in all planning and zoning discussions and decisions. The Town has not yet developed an SOP or written program	Short-term	N/A

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16. The Town recognizes the need to fund and implement capital improvements in advance of development in order to incentivize the development of properties for commercial and/or light industrial business uses. As such, the Town intends to develop and implement the Town's Capital Improvement Program so as to take economic development potential into consideration, and establish appropriate priorities so that the timing of construction of capital improvements, including streetscape enhancements, will facilitate the Town's economic development goals and policies.	Yes (implementation of streetscape improvement projects)	No	Town	The E. Broad Way streetscape improvements project between the community center and Locust Street was completed.	Medium-term	E. Broad Way, S. Loudoun Street
17. Implement the findings of the market study conducted in 2016, including any follow-up analyses and/or plans, to determine whether supportable commercial uses should be added (in the zoning ordinance) to the lists of uses permitted in the Town's commercial and industrial zoning districts. Update the zoning ordinance to add definitions and performance standards for such uses, as necessary.	Yes (degree to which findings have been implement and uses have been added)	No	Town/Property Owners	None	Short-term	Commercial and industrial districts/areas
18. Develop an Economic Incentive Program that encourages businesses from outside the Town to relocate to the Town on properties available and planned for commercial and/or industrial development. Work with small businesses as well to maximize retention and promote a healthy small-business environment	Yes (average time to approve plans and issue permits, adoption of tax breaks/incentives)	No	Town	The Town amended the subdivision ordinance to allow for staff approval of site plans, subdivision construction drawings and final plats, thereby expediting approval	Short-term	Town
19. A comprehensive signage program should be developed for shopping centers that will address the signage requirements for all types of uses. These requirements should be incorporated into the zoning ordinance to ensure compliance for all new developments which include multiple businesses.	Yes (related zoning regulations drafted and adopted)	No	Town	This is required in the TC District but not in other commercial zoning districts	Short-term	Commercial districts/areas
20. Limit future residential development such that the Town's total population will remain under the population threshold established by the Code of Virginia for towns eligible to receive payments from the Commissioner of Highways for maintenance, construction, and reconstruction of urban highways within the municipality.	Yes (residential growth rate; total resident population)	No	Town	The Town's population continues to grow but will likely remain below 3,500 population as long as growth continues in accordance with the density currently allowed within the Town's corporate boundary	Long-term	Residential districts/areas


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Chapter 4: Economic Development and Housing	Measurable? (Metric)	Accomplished/ Completed?	Responsible Party	Progress Since 2011	Timeframe for Implementation	Geographic Location
21. Limit the establishment of alternative housing types, such as duplexes and townhouses, to infill properties that are: (1) located adjacent to properties where such uses currently exist; (2) located in proximity to existing or planned commercial areas; or (3) otherwise located where depicted on the land use plan map.	Yes (number and location of townhouses and duplexes)	N/A	Town	No townhouses or duplexes have been built in Town since 2011	Ongoing	Certain residential properties as indicated
22. Authorize townhouses and/or duplexes in the Town only: (1) upon petition of a property owner to amend the zoning ordinance to create a new zoning district specifically for such uses; and (2) upon approval by the Town Council of an application to rezone an owner's parcel(s) to the new zoning district.	Yes (number/type of applications to amend the zoning ordinance and rezone)	N/A	Town, Landowners/Developers	No requests for townhouses or duplexes have been considered by the Town since 2011	Ongoing	Residential districts/areas
23. Establish a working group or special committee to: (1) evaluate workforce housing affordability and availability for people employed, both currently and in the future, in businesses located in the Town of Lovettsville; and (2) make specific recommendations for adjusting land use/housing policies and zoning requirements in order to better accommodate the Town's growing workforce through the creation of affordable housing opportunities.	Yes (establishment of a working group and development of recommendations)	No	Town	None	Short-term	TBD
24. Seek opportunities to annex properties to allow for further commercial, light industrial, and office developments in support of economic growth and revenue expansion.						
25. Create an Economic Development Authority (EDA) for the Town to allow for incentives and initiatives for businesses to grow the economy and add needed revenue to support Operations and Capital infrastructure requirements.						
26. Develop a Concept Plan for the long-term development of the Town Entrance Special Planning Area.						
27. Generate a Town Square Master Plan encompassing the Town Square Park and surrounding Parcels, and adopt supportive policies for the implementation of the plan to facilitate the development of a unique Town Square that attracts Tourists and becomes the commercial and community heart of the Town.						

APPENDIX 3: ECONOMIC DEVELOPMENT AND HOUSING SUMMARY TABLE

		Accomplished/ Completed?	Responsible Party	Progress Since 2011	Timeframe for Implementation	Geographic Location
Chapter 4: Economic Development and Housing	Measurable? (Metric)					
28. Monitor and study the progression of state legislation on limited residential lodging in order to identify the potential for revenue generation, challenges associated with utility service provision and ability of the Town to implement reasonable zoning and other ordinance requirements to preserve the quiet enjoyment of residential property in Lovettsville.						
29. Continue membership and participation in the Loudoun County Chamber of Commerce initiatives and activities.						

APPENDX 4: LAND USE SUMMARY TABLE

						
2015-16 Comprehensive Plan Review	Key:		- Special Planning Area Policy			
Chapter 5: Land Use	Measurable? (Metric)	Accomplished/ Completed?	Responsible Party	Progress Since 2011	Timeframe for Implementation	Geographic Location
Goals: (Goals are considered broad, generalized statements describing the Town's short-, medium-, or long-term intentions and desired results. Goals should seek to establish a unified direction for achieving the shared values above.)						
Implement the recommendations of the Comprehensive Plan in order to create beneficial growth and development that is compatible in scale, density/intensity, and usage with existing development in the community.	Yes (extent to which scale, intensity, and character of future uses are compatible with existing development)	N/A	Town, Private Landowners/Developers	No new structures have been constructed which are incompatible with the scale (area, height, etc.) of existing buildings in the Town	Ongoing	Town-wide
Policies: (Compared to goals, policies are more specific and action-oriented statements describing an measure intended to produce a desired result. Policies should be designed to implement goals.)						
1. Ensure that infill development is compatible with the prevailing character of surrounding neighborhoods in terms of building style, massing, scale, and orientation/configuration of driveways and garages to public streets.	Yes (degree of compatibility of new development with that of surrounding neighborhoods)	N/A	Town, Landowners/Developers	Infill development since 2011 has been consistent in character with that of the surrounding neighborhood	Ongoing	Residential districts/areas

APPENDX 4: LAND USE SUMMARY TABLE

Chapter 5: Land Use	Measurable? (Metric)	Accomplished/ Completed?	Responsible Party	Progress Since 2011	Timeframe for Implementation	Geographic Location
2. Promote the inclusion of consolidated, commonly owned open space for passive or active recreation in large developments, both residential and non-residential.	Yes (acreage of common open space and usable open space created in residential and non-residential developments)	N/A	Town, Landowners/Developers	Common and open space have been provided for a number of developments proposed since 2011	Ongoing	Town-wide
3. Provide sufficient land for active and passive public recreation activities.	Yes (acreage of land for outdoor recreation)	N/A	Town, Landowners/Developers	The 7-Eleven CUP (approved in 2016) included the provision of a bike station and pocket park on the adjacent public property.	Ongoing	Town-wide
4. Protect existing environmental resources as part of the plan review and land development process, including streams, wetlands and floodplains.	Yes (acreage of land protected)	N/A	Town, Landowners/Developers	Streams, wetlands and floodplains have been protected through the subdivision and site development plan review process for several projects proposed and implemented since 2011	Ongoing	Town-wide
5. Plan and implement pedestrian facilities as part of the land development process to provide opportunities for walking, biking, shopping and touring throughout the Town.	Yes (pedestrian facilities planned and implemented)	N/A	Town, Landowners/Developers	Pedestrian facilities have been required for projects proposed since 2011.	Ongoing	Town-wide
6. Ensure the provision of adequate landscaping and buffering between incompatible residential and non-residential uses on site plans, and require that buffering be incorporated to reflect the ultimate build-out of the adjoining residential or non-residential properties.	Yes (extent to which landscaping and buffering has been provided)	N/A	Town, Landowners/Developers	The Town's ordinance requires a landscape plan for all developments involving a site plan. All such developments planned since 2011 have been required to comply with the landscaping requirements	Ongoing	Town-wide
7. Vehicular entrances to commercial sites should be designed so as to create a separation between non-residential and residential parcels that are adjacent to one another.	Yes (amount of separation between vehicular entrances for commercial and adjacent non-commercial development)	N/A	Town, Landowners/Developers	Unknown	Ongoing	Commercial sites

APPENDX 4: LAND USE SUMMARY TABLE

Chapter 5: Land Use	Measurable? (Metric)	Accomplished/ Completed?	Responsible Party	Progress Since 2011	Timeframe for Implementation	Geographic Location
8. Any increase in density authorized by a rezoning or conditional use permit should be offset with enhanced site design and layout, building architecture, pedestrian amenities, and/or the provision of parks and open space in order to maintain the quality of the development and mitigate the effects of increased density.	Yes	N/A	Town	No properties have been rezoned to residential during this period	Ongoing	Residential districts/areas
9. The Old Town Special Planning Area is proposed to be developed in the following manner a) Mixed commercial and residential uses in the same structure in the E. Broad Way corridor and sections of S. Locust and S. Loudoun Street located within one block of E. Broad Way b) Develop a Strategy for retention of existing businesses and historical buildings in Old Town. c) Develop a Strategy and Concept Plan for the Long-Term revitalization of Old Town once and if the market permits expanded commercial opportunities.	N/A	No	Town, Landowners	Unknown	Ongoing	E. Broad Way, E. Pennsylvania Avenue, S. Loudoun Street
12. Increase the diversity of housing stock by providing for various types of dwelling units within a variety of building types (e.g. mixed-use buildings, adaptive reuse of existing buildings, accessory apartments, etc.) in order to provide additional housing choices for people in various household types, age cohorts and income levels.	Yes (increased mix of dwelling/building types for new residential development)	N/A	Town, Landowners/Developers	None; all of the new dwellings established since 2011 have been SFDs	Ongoing	Residential districts/areas wherein such uses are authorized
13. Encourage land consolidation and unified development throughout the Town, especially for non-residential uses, to avoid fragmented development requiring multiple access points.	Yes (degree of land consolidation for non-residential development)	N/A	Town, Landowners/Developers	The Lovettsville Square commercial center, completed in 2016, is an example of one such development.	Ongoing	Town-wide
14. Encourage landscaping and beautification within existing and new development.	Yes (landscaping in residential and non-residential developments)	N/A	Town, Landowners/Developers	Landscaping has been a component of all developments requiring the preparation of a site plan since 2011	Ongoing	Town-wide

APPENDX 4: LAND USE SUMMARY TABLE

Chapter 5: Land Use	Measurable? (Metric)	Accomplished/ Completed?	Responsible Party	Progress Since 2011	Timeframe for Implementation	Geographic Location
15. Encourage well-designed employment uses in order to be compatible with the small-town character of Lovettsville and to help attract other such uses.	Yes (quality of design and compatibility with existing village character)	N/A	Town, Landowners/Developers	No "employment" uses have been established since 2011.	Ongoing	Commercial areas/districts
16. "Strip" commercial, defined in the strictest sense as a "strip" or line of attached commercial or retail spaces arranged along and oriented to an adjoining vehicular thoroughfare, is discouraged in the Town's commercial areas. The Town does, however, encourage commercial centers or complexes where the units are clustered or attached on a given parcel or parcels, provided that the number of access points to the site from the public street are minimized, and that the buildings are oriented and located close to the public street with parking located generally behind or to the side(s) of the buildings (i.e. consistent with the Main Street design concept)	Yes (design and configuration of commercial centers)	N/A	Town, Landowners/Developers	The Lovettsville Square commercial center, completed in 2016, is an example of one such development that avoids the classic "strip" building orientation and site configuration	Ongoing	Commercial areas/districts
17. Monitor development on an annual basis to assess the implementation of the Comprehensive Plan and progress toward build-out.	Yes (analysis of the Town's build-out)	N/A	Town	The Town has been monitoring development activity since 2011	Ongoing	Residential districts/areas
18. Coordinate with Loudoun County to adjust the Town boundary in order to bring entirely into the Town or County certain parcels and/or developments that presently straddle the Town and County if the proposed boundary adjustment is consistent in all respects with the adopted Town annexation policy.	Yes (boundary line adjustments completed)	No	Town, Loudoun County	None	Long-term	Parcels partially located in Town
19. Design sign ordinance regulations that help businesses attract customers while ensuring that the area, height and illumination of signs are appropriate to the scale of the buildings on the sites where they are located.	Yes (extent to which sign regulations achieve desired outcome)	No	Town	None	Short-term	N/A
20. Control the establishment of non-residential uses in residential zoning districts, using the conditional use permit process and other zoning requirements, in order to ensure that such uses do not adversely affect surrounding residential neighborhoods and uses.	Yes (number and type of non-residential uses permitted in residential districts)	No	Town	None	Short-term	Residential districts

APPENDX 4: LAND USE SUMMARY TABLE

Chapter 5: Land Use	Measurable? (Metric)	Accomplished/ Completed?	Responsible Party	Progress Since 2011	Timeframe for Implementation	Geographic Location
21. Facilitate the construction of "neo-traditional" house designs, that is, homes designed to appear like traditional homes by having minimal front and side yards, garages located in the back yard (or rear-facing), and prominent front porches, on parcels within or adjacent to the Town's historic district.	Yes (design and location of new homes)	N/A	Town, Developers	Few of the new homes constructed in Town Center have had these characteristics, although several new homes in the older part of Town have included certain "neo-traditional" elements	Ongoing	Residential districts
22. Adopt planning policies that facilitate development and redevelopment of parcels of land located, wholly or partially, within the Town's existing corporate limits before any additional territory for future residential growth is incorporated through annexation or boundary line adjustment.	Yes (location of new residential subdivisions)	No	Town	None	Long-term	Town and its environs
23. Assure that future retirement community development occurs in the R-C zoning district and primarily serves persons aged 55 years and older.	Yes (Location of future age-restricted housing)	No	Town	None	Long-term	R-C District
24. Assisted living centers, nursing homes, and similar residential care facilities, including projects involving the construction of age-restricted dwelling units, are to be developed under the following guidelines: a) Such developments should incorporate a mix of such uses on a single tract or as part of a single development proposal so that the development is designed and approved as a single project. b) Architectural elevations are required for all buildings in order to ensure that the project contains a unified architectural theme. c) Where feasible, independent dwellings units are located behind the assisted living or nursing home facility, which would be located closest to the primary public thoroughfare. d) Construction of any recreational and community facilities serving the development is initiated at the time of construction of the first age-restricted dwelling units within the development.	Yes (Location and character of assisted living facilities and age-restricted housing)	No	Town, Developers	None	Long-term	R-C District

APPENDX 4: LAND USE SUMMARY TABLE

		Accomplished/ Completed?	Responsible Party	Progress Since 2011	Timeframe for Implementation	Geographic Location
Chapter 5: Land Use	Measurable? (Metric)					
25. The Engle Tract Special Planning Area is proposed to be developed in the following manner: a) A transitional commercial area is proposed on the section of the planning area located closest to E. Broad Way and along the west side of the tract bordering Keister Lane in order to buffer adjoining residential subdivisions from planned light industrial uses on the Engle Tract. The commercial uses occupying this area will be restricted to uses that are anticipated to have minimal impact on the adjoining residential uses and the economic viability of which generally do not require frontage on Berlin Turnpike. (see Map 5: Land Use Plan Map) b) Secondary street access (aside from N. Church Street) is constructed to link to an existing public street when over fifteen (15) acres of the site is approved for development. (see Map 8: Transportation Plan Map)	Yes (development character of the subject parcel)	No	Town, Landowner	The property has not yet been developed	Short- to medium-term	Engle Tract
c) Pedestrian facilities will be provided throughout the development. d) Access to the parcel of land located on the western side of Keister Lane will be provided through the main part of the tract via N. Church Street, or across one of the three adjacent parcels on N. Berlin Pike, thereby eliminating vehicular access to that parcel via Keister Lane. e) Service and loading bays should be oriented such that they do not face adjacent residential areas. f) The outside storage of vehicles, equipment, and materials may be permitted, but must be strictly controlled so that all such areas are screened from view from adjoining properties and uses. g) In 2016, the Town of Lovettsville used economic development consultants who engaged with key stakeholders and the Town Government to develop a Concept Plan. This Concept Plan embodies and reflects the planning recommendations identified in (a) through (f) above and is the guide for how the Town would like to see the Engle Tract Special Planning area developed.						


APPENDX 4: LAND USE SUMMARY TABLE

Chapter 5: Land Use	Measurable? (Metric)	Accomplished/ Completed?	Responsible Party	Progress Since 2011	Timeframe for Implementation	Geographic Location
26. The Town Entrance Special Planning Area is proposed to be developed in the following manner: a) The commercial buildings are sited and development on the site is arranged and designed in such a manner that the existing viewshed of the south side of the residence located at 44 S. Loudoun Street may continue to be viewed in full as one approaches the property from the south on Berlin Turnpike. The commercial uses would be oriented to the highway with residential uses located on South Loudoun Street or the north side of the existing residence. b) Development is designed and approved as a single project even if the site is built in phases. c) The southernmost portion of the site is retained as open space or developed as a pocket park for public access, including landscaping, sitting areas, and potentially a water feature. d) Only two entrances for vehicle access to the site are permitted, one from Berlin Turnpike and the other from S. Loudoun Street.	Yes (development character of the subject parcel)	No	Town, Landowner	The property has not yet been redeveloped	Medium-to-long term	44 S. Loudoun St.
27. The Walker Tract Special Planning Area is proposed to be developed in the following manner: a) A single entrance for vehicular access is provided to S. Berlin Pike. b) Access is extended from S. Berlin Pike through the property to provide for a future connection to Red Bud Lane.	Yes (development character of the subject parcel)	No	Town, Landowner	The property has not yet been redeveloped	Medium-to-long term	40 S. Berlin Pike
28. The Town may agree to discuss various planning and implementation options with Loudoun County for higher density development in the County adjacent to the Town at some point in the future if it appears that the Town and County would benefit from such an expansion of the Town as a location for additional growth. This would involve studies to determine if this is in the best interest of both the Town and the County. The County has this area planned for lower density development and the Town would have to consider how the extension of sewer and water service would be provided. Transportation planning in the County would also be necessary for any consideration of this issue.	Yes (planning for and implementation of JLMAs adjacent to the Town's corporate limits)	No	Town/County	None	Long-term	Areas located just outside the Town's corporate limits

APPENDX 4: LAND USE SUMMARY TABLE

		Accomplished/ Completed?	Responsible Party	Progress Since 2011	Timeframe for Implementation	Geographic Location
Chapter 5: Land Use	Measurable? (Metric)					
29. The Town Square Special Planning Area is proposed to be developed in a consistent manner with the future Town Square Master Plan.						

APPENDIX 5: TRANSPORTATION SUMMARY TABLE

						
2015-16 Comprehensive Plan Review						
Topic/Chapter: <u>Transportation</u>	Measurable? (Metric)	Accomplished/ Completed?	Responsible Party	Progress Since 2011	Timeframe for Implementation	Geographic Location
Goals: (Goals are considered broad, generalized statements describing the Town's short-, medium-, or long-term intentions and desired results. Goals should seek to establish a unified direction for achieving the shared values above.)						
To provide a safe, adequate, and convenient multi-modal transportation system that serves the needs of both vehicular and pedestrian traffic in a manner that also protects the historic character of Lovettsville.	Yes (degree to which the Town's transportation network provides for safe and convenient travel in and through Lovettsville)	N/A	Town	A number of street extensions have been planned within new subdivisions, including E. Pennsylvania Avenue (as part of the Keena project). Pedestrian facilities constructed include the sidewalk along E. Broad Way and shared-use trail along S. Berlin Pike.	Ongoing	Town-wide
Policies: (Compared to goals, policies are more specific and action-oriented statements describing an measure intended to produce a desired result. Policies should be designed to implement goals.)						

APPENDIX 5: TRANSPORTATION SUMMARY TABLE

Topic/Chapter: <u>Transportation</u>	Measurable? (Metric)	Accomplished/ Completed?	Responsible Party	Progress Since 2011	Timeframe for Implementation	Geographic Location
1. The planned future road network improvements are general and conceptual in nature (see Map 8: Transportation Plan Map). Detailed transportation studies and development plans will determine specific alignments and designs for roads shown on this map. In some cases improvements will be constructed as part of a private development and, in other cases, as part of a public project.	No	N/A	Town, Subdividers/ Developers	A number of street extensions have been planned within new subdivisions, including E. Pennsylvania Avenue (as part of the Keena project)	Ongoing	Town-wide
2. Road network improvements are planned to increase the safety and convenience of vehicular, bicycle and pedestrian travel throughout the Town and provide necessary connections to the surrounding area. The major planned transportation improvements include:	Yes (extent to which planned transportation improvements have been implemented)	No	Town, Subdividers/ Developers	The Keena rezoning concept plan included planned street extensions across that tract. The community park road has moved forward as well with submittal of the project site plan.	Long-term	Various
a.) Installation of intersection improvements at the intersections of: (1) S. Berlin Pike and S. Loudoun Street; (2) Milltown Road, Lovettsville Road, and E. Broad Way; and (3) E. Broad Way and Church Street. b.) Extension of E. Pennsylvania Avenue between S. Locust Street and Frye Court. c.) Construction of a new street between S. Locust Street and terminus of Frye Court as part of the Keena Subdivision. d.) Construction of a new gravel road connecting S. Loudoun Street through the Lovettsville Elementary School and proposed Lovettsville Community Park to Milltown Road as part of the County's park project.						

APPENDIX 5: TRANSPORTATION SUMMARY TABLE

Topic/Chapter: <u>Transportation</u>	Measurable? (Metric)	Accomplished/ Completed?	Responsible Party	Progress Since 2011	Timeframe for Implementation	Geographic Location
e.) Extension of Red Bud Lane to S. Berlin Pike as part of any future development of the Walker Tract. f.) Extension of N. Church Street and construction of a new street network on the Engle Tract-in order to serve the development of that property and provide for a future connection to Quarter Branch Road and/or Lovettsville Road. Work with Loudoun County to include such future connection(s) in the Countywide Transportation Plan. g.) Construction of a new street connecting N. Berlin Pike and Cooper Run Street through the Lemp Tract and Hill Holdings Tract as part of any subdivision(s) of those tracts.						
3. Work with Loudoun County to include in the Countywide Transportation Plan and prioritize in the County's capital improvement program (CIP) improvements to the intersection of Virginia Route 9 and Virginia Route 287 necessary to facilitate commuting for Town and area residents to regional employment destinations.						
4. Existing streets which do not meet VDOT standards for right-of-way and/or pavement width, drainage, turning radii, or other design criteria should be improved to state standards, where appropriate and feasible.	Yes (number, length of existing street segments improved to state standards)	No	Town, Subdividers/ Developers	E. Broad Way Streetscape Project	Long-term	Old Town, historic neighborhoods
5. Subdivision streets within new subdivisions shall include curb and gutter, sidewalks, closed drainage, and on-street parking. Narrower streets may be necessary in certain situations within subdivisions in order to reduce speeding and improve vehicular and pedestrian safety.	Yes (miles of new subdivision streets that include these features)	N/A	Town, Subdividers/ Developers	Subdivision streets constructed since 2011 have included these improvements	Ongoing	Residential neighborhoods and areas

APPENDIX 5: TRANSPORTATION SUMMARY TABLE

Topic/Chapter: <u>Transportation</u>	Measurable? (Metric)	Accomplished/ Completed?	Responsible Party	Progress Since 2011	Timeframe for Implementation	Geographic Location
6. Ensure adequate parking for existing and future residential, commercial and employment uses.	Yes (number of parking spaces required and provided)	N/A	Town, Developers	The Town continues to maximize parking availability for new uses using a combination of off-street and on-street parking, both on site and within convenient walking distance	Ongoing	Town-wide
7. Ensure that sidewalks are constructed to VDOT standards within existing neighborhoods and new developments.	Yes (extent to which sidewalks constructed in Town meet state standards)	N/A	Town	Sidewalks constructed since 2011 have been built to VDOT/ADA standards	Ongoing	Town-wide
8. Ensure that pedestrian facilities connect new developments to the Town's commercial areas, parks, and adjoining residential neighborhoods.	Yes (extent to which sidewalks constructed in new subdivisions connect to sidewalks and trail networks in adjoining neighborhoods)	N/A	Town	Sidewalks constructed since 2011 connect to those in adjacent neighborhoods	Ongoing	Town-wide
9. Provide safe access for bicyclists travelling in the Town in coordination with the adopted Loudoun County Bicycle and Pedestrian Mobility Master Plan and the Countywide Transportation Plan.	Yes (number, type and extent of bicycle facilities planned and constructed)	N/A	Town	Construction of the first phase of the shared use trail along Berlin Pike was completed in 2015	Ongoing	Berlin Pike, Broad Way, S. Loudoun St., Locust St.
10. Review and confirm that zoning and subdivision ordinance provisions require street connections to and from existing and future streets, where necessary and appropriate.	Yes (whether zoning and subdivisions ordinances contain requirements for street connections)	No	Town	The zoning and subdivision ordinance currently contain such provisions	Short-term	Town-wide

APPENDIX 5: TRANSPORTATION SUMMARY TABLE

Topic/Chapter: <u>Transportation</u>	Measurable? (Metric)	Accomplished/ Completed?	Responsible Party	Progress Since 2011	Timeframe for Implementation	Geographic Location
11. Evaluate and amend Town ordinances, as warranted, so that developers provide off-site transportation and traffic safety improvements necessitated by their development, including through the use of proffers and pro-rata share contributions as determined by a traffic impact analysis (pursuant to COV §15.2-2223.1).	Yes (amendments to ordinance)	No	Town	None	Short-term	Town-wide
12. Evaluate development proposals in terms of the adequacy of the street network to serve the development.	Yes (number of development proposals evaluated for road impacts)	N/A	Town	Development proposals are evaluated on an ongoing basis to determine their effects on highways and streets	Ongoing	Town-wide
13. Work with VDOT, relevant Federal and Commonwealth Agencies, and Loudoun County to evaluate and obtain funding for projects, prioritizing projects that will make Lovettsville a more pedestrian-oriented and bicycle-friendly community, including sidewalks and shared use trails, bicycle lanes, traffic calming, striping, signage, and speed limits.	Yes (amount of funding obtained)	No	Town	None	Long-term	Town-wide
14. Work with VDOT and Loudoun County to evaluate speed limits and implementation of traffic calming measures to more effectively control vehicle speeds and improve safety, including lowering speed limits to 35mph for approaching traffic beginning 2,000 feet from the Town's corporate limits.	Yes (implementation of changes to speed limits and installation of traffic calming measures)	N/A	Town	Town officials have met with VDOT and Loudoun County officials on a number of occasions to discuss speeding and potential traffic calming issues on Town streets.	Ongoing	Town-wide
15. Restrict heavy and "through" truck traffic on local streets, including S. Loudoun Street and Locust Street, except as needed for local business deliveries.	Yes (prohibitions against heavy trucks implemented)	No	Town	Town officials are working with VDOT to restrict truck traffic on S. Loudoun and Locust streets.	Short-term	S. Loudoun St., Locust St.

APPENDIX 5: TRANSPORTATION SUMMARY TABLE

Topic/Chapter: <u>Transportation</u>	Measurable? (Metric)	Accomplished/ Completed?	Responsible Party	Progress Since 2011	Timeframe for Implementation	Geographic Location
16. Review and, if warranted, revise off-street parking requirements in the zoning ordinance to reflect actual parking demands of associated with permitted uses and the feasibility of providing off-street parking in the old downtown and historic neighborhoods.	Yes (off-street parking requirements amended to reflect parking demand, feasibility)	No	Town	None	Medium-term	Old Town, historic neighborhoods
17. Include information about available public transportation options in the new resident information packet.	Yes (information included in packet)	No	Town	None	Short-term	N/A
18. Work with VDOT to obtain funding for streetscape and drainage improvements on E. Broad Way and S. Loudoun Street using the Six-Year Improvement Program, Transportation Enhancement Grant Program, and any other available funding opportunities.	Yes (amount of funding obtained)	No	Town	None	Long-term	Town-wide
19. Design and construct attractive features, such as signs, monuments and landscaped areas, in accordance with Town zoning (i.e. signage and landscaping) requirements, at major entrances to the Town, whether located on private and/or public property.	Yes (entrance features constructed)	No	Town/Developers	None	Long-term	Town entrances
20. Work with VDOT to make S. Church Street a one-way street between S. Berlin Turnpike and E. Broad Way.	Yes (designation of S. Church St. as a one-way street)	No	Town	None	Short-term	S. Church St. between S. Berlin Pike and E. Broad Way

APPENDIX 5: TRANSPORTATION SUMMARY TABLE

Topic/Chapter: <u>Transportation</u>	Measurable? (Metric)	Accomplished/ Completed?	Responsible Party	Progress Since 2011	Timeframe for Implementation	Geographic Location
21. To the extent practicable, minimize the use of on-street parking for commercial uses on adjoining residential (i.e. subdivision) streets.	Yes (restrictions against commercial traffic parking on residential streets)	No	Town	The Town Center Commercial Project (2015) includes restrictions against parking on Town Center Drive for customers and employees of the commercial site	Short-term	Commercial areas and adjacent residential neighborhoods/streets
22. Restrict left turns from W. Broad Way onto N. Berlin Turnpike for vehicles travelling southbound on W. Broad Way.	Yes (restrictions against left turns onto N. Berlin Pike from W. Broad Way)	No	Town	The Town, Loudoun County Sheriff's Department, and VDOT have evaluated the feasibility of implementing this restriction	Short-term	Intersection of W. Broad Way and N. Berlin Pike
23. Include in the Town capital improvement program transportation projects that are consistent with this plan, and prioritize the implementation of capital transportation projects to facilitate implementation of improvements as funding becomes available.	Yes (number, type of transportation projects in CIP)	N/A	Town	Capital transportation projects implemented since 2011 have been consistent with the comprehensive plan	Ongoing	Town-wide
24. Ensure that necessary improvements or upgrades are undertaken on any remaining street segments so that all public streets in the Town are ultimately accepted by VDOT into the secondary system of state highways for maintenance purposes.	Yes (number of street segments that have not been dedicated to and accepted by VDOT)	No	Town	The Town has identified needed repairs to N. Church Street necessary for street dedication and acceptance	Medium-term	Town-wide
25. Undertake a study, using any local, state and/or federal planning grant funds that may be available, of the Town's highway and street network to identify potential improvements that may necessary for safety, traffic calming/control, and aesthetic purposes. Incorporate the recommendations of the study into the Town transportation plan and capital improvements program.	Yes (studies conducted, amendments to adopted plan)	No	Town	None	Medium-term	Town-wide

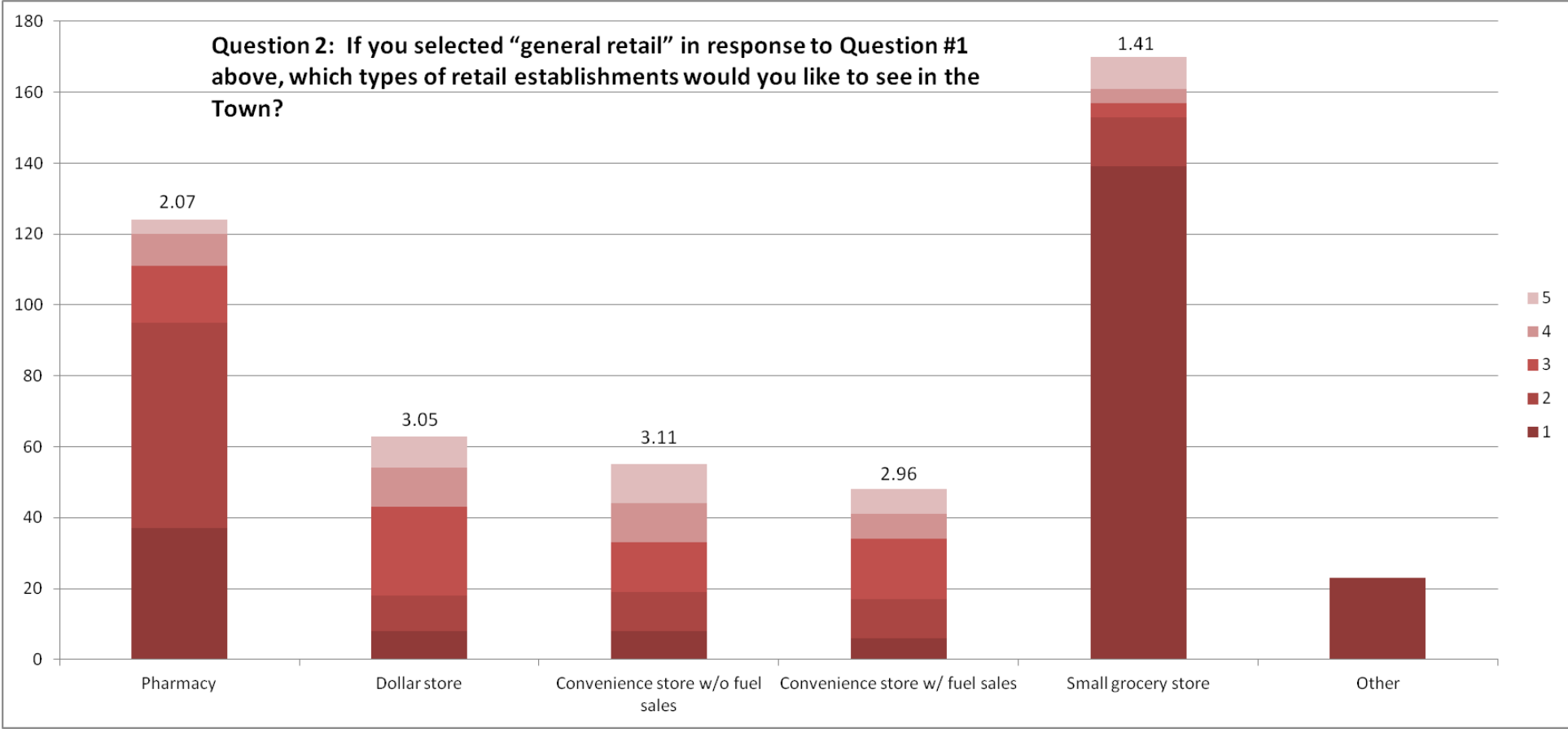
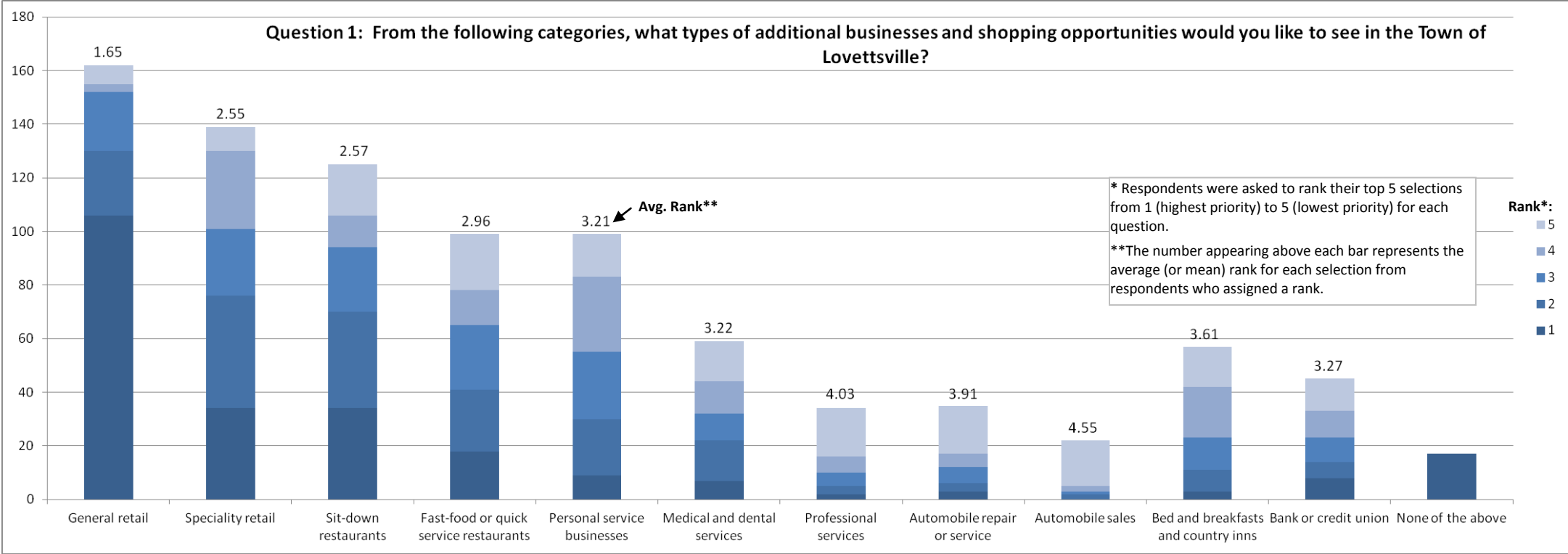
APPENDIX 5: TRANSPORTATION SUMMARY TABLE

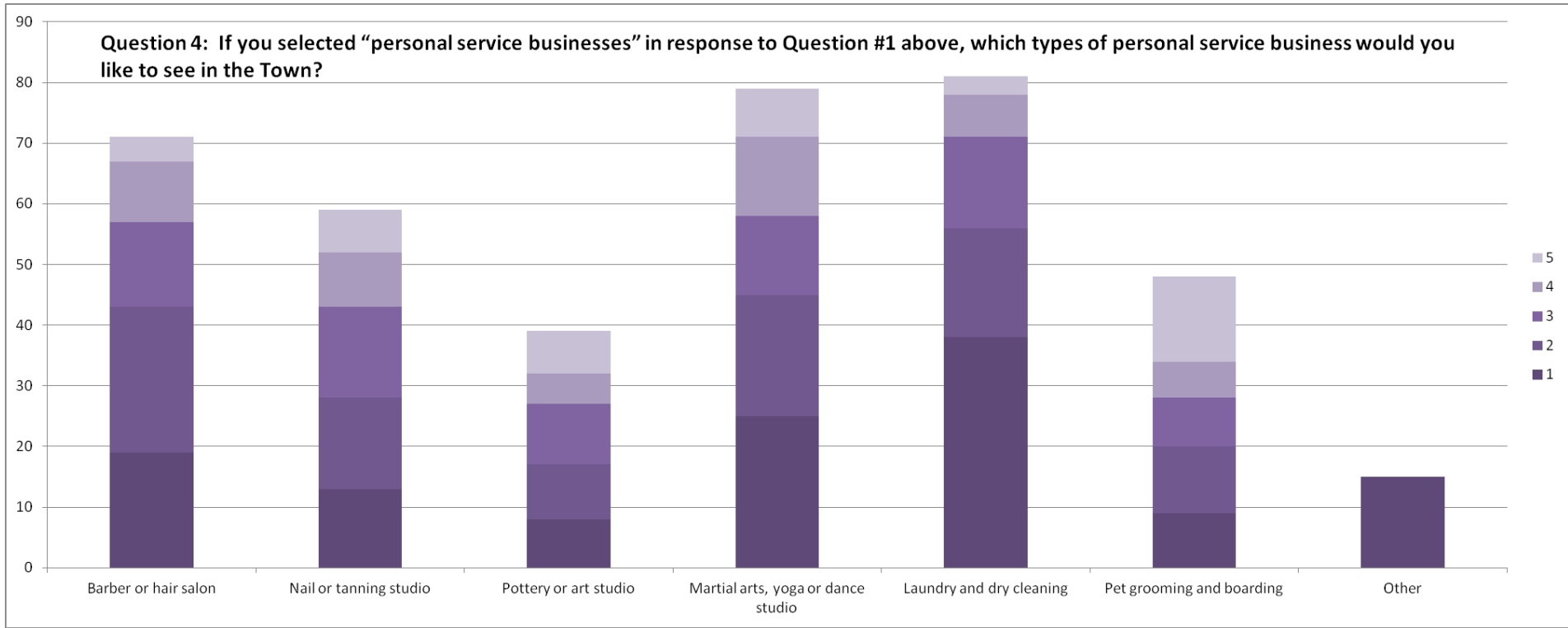
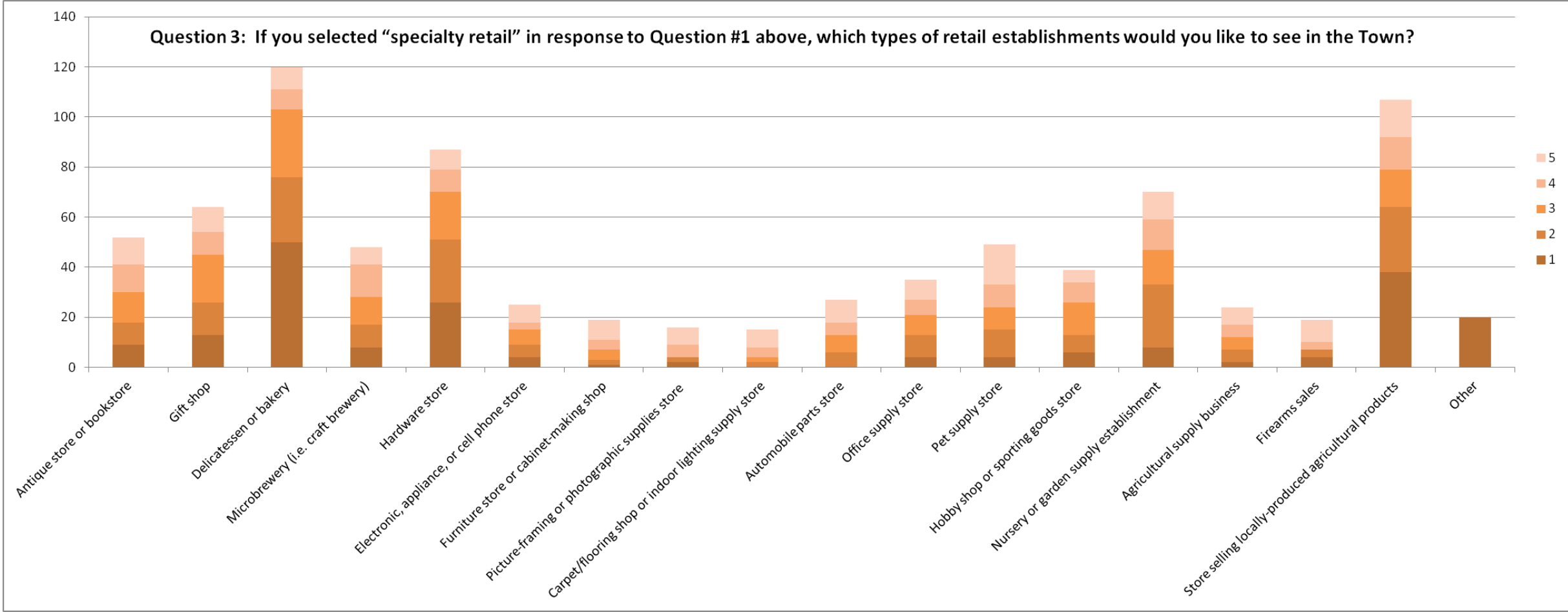
Topic/Chapter: <u>Transportation</u>	Measurable? (Metric)	Accomplished/ Completed?	Responsible Party	Progress Since 2011	Timeframe for Implementation	Geographic Location
26. Implement the recommendations of the Town Streetscape Master Plan for East Broad Way and South Loudoun Street as funding becomes available.	Yes (implementation of streetscape improvements)	No	Town	The first phase of the E. Broad Way Streetscape Project has been completed	Long-term	E. Broad Way, S. Loudoun St.
27. Complete the shared use trail along the west side of N. Berlin Turnpike between the Town Square and the northern corporate limits.	Yes (implementation of shared use trail)	No	Town	None	Medium-term	N. Berlin Pike
28. Evaluate the parking options identified in the Town Streetscape Master Plan for East Broad Way and South Loudoun Street and establish one or more public or shared parking lots in the Old Town area consistent with the plan.	Yes (shared or public parking lots designed and constructed)	No	Town	None	Medium-term	Old Town area
29. Plan for road and street improvements to enhance traffic flow and access while accommodating the need for pedestrian circulation and safety.						
30. Identify multiple options for future bus stop locations to support Loudoun County Transit Commuter Bus Services from Purcellville to the MARC Train Station in Brunswick.						
31. Develop analysis of the Benefits and Costs of the long-term installation of Town Standard Street Lights on Berlin Turnpike.						
32. Develop a Town Transportation Master Plan covering vehicular, pedestrian, bicycle, school, and public transportation requirements, and submit this plan to the County and VDOT for inclusion in their plans as applicable and appropriate.						

APPENDIX 5: TRANSPORTATION SUMMARY TABLE

Topic/Chapter: <u>Transportation</u>	Measurable? (Metric)	Accomplished/ Completed?	Responsible Party	Progress Since 2011	Timeframe for Implementation	Geographic Location
33. As part of the Town’s Transportation Master Plan evaluate the need for making some roads in Town one-way streets in order to improve traffic flow and enable street-scape projects.						
34. Evaluate the Benefits and Costs of taking over ownership and maintenance of the Town road infrastructure from VDOT.						

APPENDIX 6: COMMERCIAL LAND USES SURVEY RESULTS



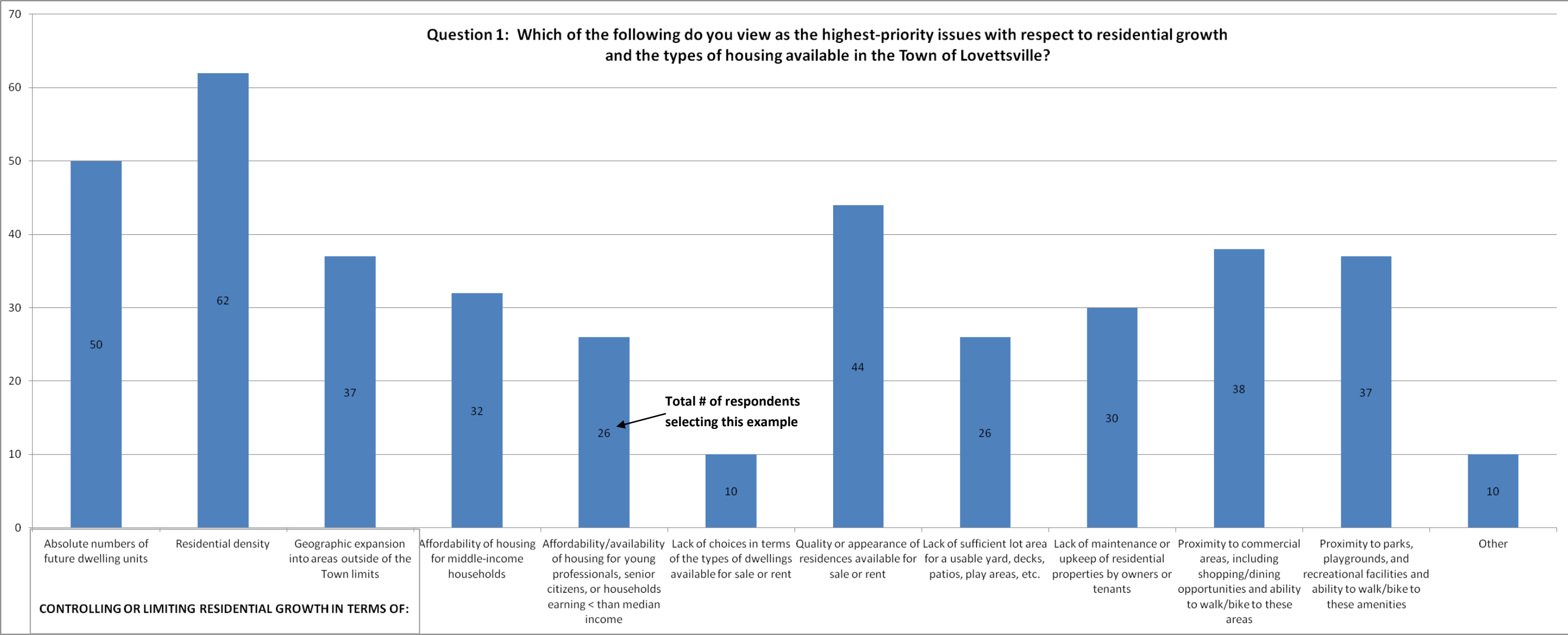


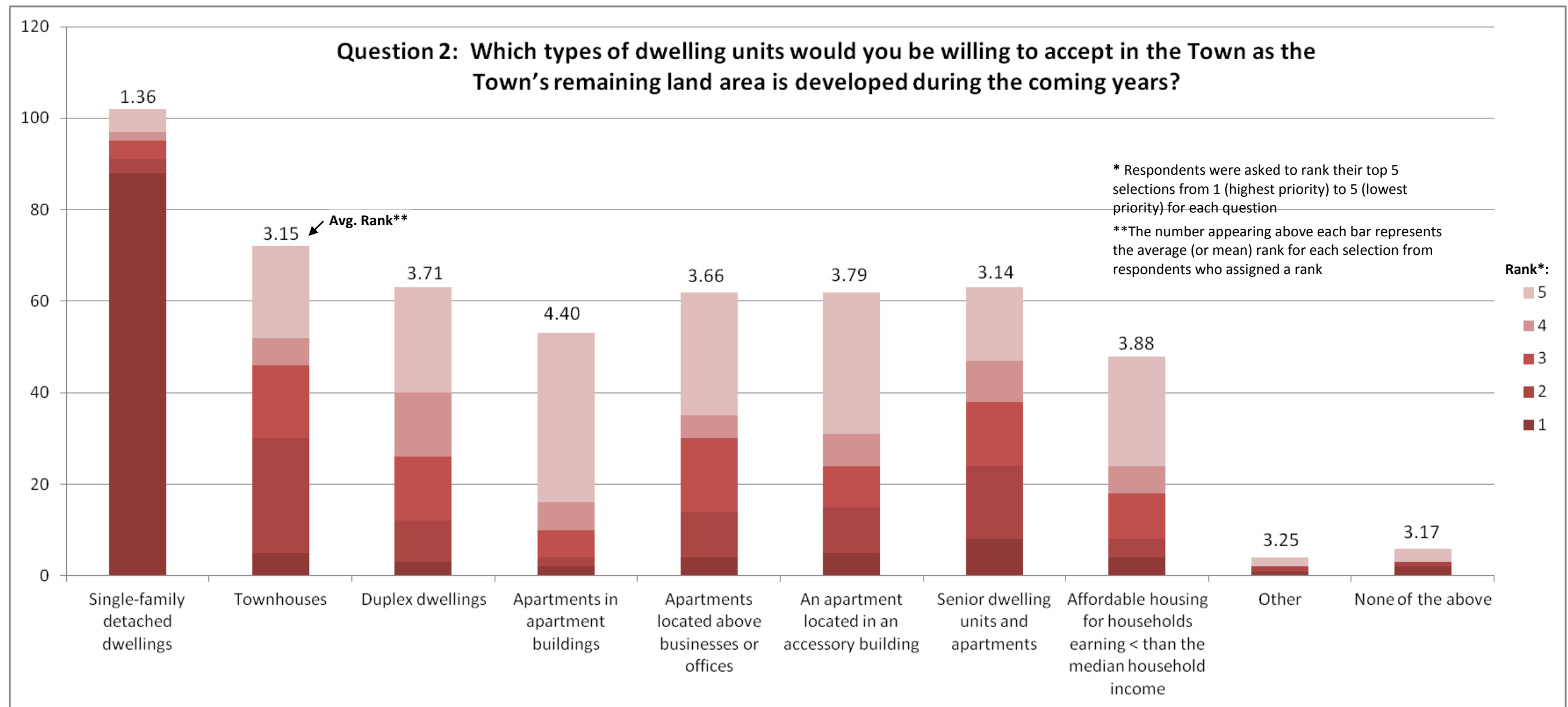
Question 5: If you wish to elaborate on any of your responses above, please do so here or on a separate sheet:

1. We need a grocery store – doesn't have to be huge but one that sells basic food items – milk, bread, vegetables, fruit, etc. We have plenty of places to eat here in town; we have ample auto service businesses, we have a barber shop/salon. Let's support the small businesses we have – not bring in more of the same. Bottom line – we need a food store.
2. We need a bakery – coffee shop where people can meet.
3. A FedEx drop box will ease my life more than any of these establishments. After that a Wegmans/Shoppers Food Warehouse or similar market will do. Then an Apple store, you achieve these three I am most definitely staying.
4. No chains, keep the charm alive.
5. Everything here is overpriced we need stores that will come here and change normal pricing. The town center was promised in 2001, it's time to deliver!
6. (1) How can you lump books together with antiques?? (2) Dairy products needed – especially unsweetened yogurt, etc. (i.e., we have enough desserts!)
7. We live in a near food desert where getting ingredients for meals is 20 minutes away. Brunswick Dollar Stores seldom have fresh foods and dairy unless you arrive on delivery day.
8. Please no fast food. More diverse food choices. Bakery needed. Grocery Store ASAP!! Flowers and gift shop. Car wash please!!
9. Many people move to L-ville for the quiet nature of the town. That said, some small, locally-owned businesses would be welcomed. I would dislike having chain-type stores (dollar store; McDonalds) or stores that exist in excess not too far away (nail salons; karate schools; dry cleaner; electronic store)
10. Thanks for the opportunity to give input!
11. FedEx/Kinkos
12. Grocery Store is essential. A Trader Joe type of store w/ affordable quality, fresh food.
13. A well stocked grocery store is a must! Keeping the businesses we DO have is a must as well!
14. Can we get a grocery store – there is none available and it would be great for this lovely town.
15. We would like a grocery store that is not a co-op.
16. We would like to see the town target businesses and services that we would use on a frequent/near daily basis vs services that are less frequently used (bi-weekly) that a 15 or 20 minute drive doesn't become painful.
Examples of the frequent/near daily types of businesses and services are a grocery store, restaurants (sit down and fast food) coffee/bakery or a pharmacy.
17. I don't want a laundry mat in the town center, but having a dry cleaners would be great.
18. CVS, please!
19. The current businesses are wonderful. Adding a few more would bring added community growth.
20. Eventually all of these stores would be nice, but a drug store, grocery store and hardware store are needed terribly!
21. We are DESPERATE need of a grocery store!! Not a co-op that we have to pay to belong. There are farm markets close enough. But we need a small store that has everything! – Food Lion
22. A grocery store is a much needed addition to the community!
23. Lovettsville needs a child care center. Keep Lovettsville a small town. No urban sprawl!
24. Grocery store/drug store very important
25. Top priority → Need grocery store
26. Stores like Dollar General would devalue the charm of the town.
27. A regular grocery store – Harris Teeter, Giant, or Food Lion and a Pharmacy would be my 2 priorities. Thanks.
28. Grocery store should be top priority! A Starbucks would be nice too.
29. Any type of gym/work out business would be great.
30. Would like more space for outdoor eating and music.
31. Need kid and teen-friendly businesses. Coffee shop where they can hang out. A TEEN CENTER would be nice as well. How about an arcade?
32. Thank you for asking!
33. Please try to get a grocery store in Town as we used to have one. Now since Town has grown the need and convenience is necessary; really more now!

34. When I move here 7 years ago we had a great selection of small town shops and restaurants!! We should bring it back to what it was then! No cheap dollar stores or “AGSI” stuff that takes our limited retail locales!
35. Lovettsville would be best suited with small shops that keep with the small, quaint town that it is.
36. It would be nice to see stores that support local businesses. A dollar store or chain eatery would be very sad and doesn’t seem to fit the culture of the town.
37. Pharmacy with a small space for some food items. Gifts and cards would be ideal. Walgreens or big name is best in case a prescription needs to be filled when traveling. Thanks for asking.
38. We like the small town. Purcellville isn’t that far and has everything we need. Please keep it small.
39. We need a large “anchor” grocery store for convenience and economic security of the town. Its 20-30 minutes to drive for food from Lovettsville and nothing in town to draw in money day to day. Small businesses are great, but we need a major retailer to stay in business.
40. Skip the “Town Center” w/ multiple shops. Put in a decent size grocery store so we can stop driving and giving our money to other towns.
41. If ‘development’ means getting rid of that “small town charm” so you can look like Purcellville – with their traffic and crime – then it means that what attracts people to your lovely town will be gone and it will be just another “strip of stores.” Lovettsville is a hidden Gem. Don’t do to it what has been done to Warrenton. And, the veggies I bought at the Farmers Market are WONDERFUL! Wish that could be extended!
42. I think my answers explain themselves.
43. A grocery store is needed – with produce, meat Bread and other products.
44. Again, bring back what we had 7-10 years ago. We had a in-town B&B, a couple antique stores, a couple gift shop/retail stores, a nice hair salon where my kids got their first hair cut, etc. Those were great additions to our town. Now almost all those are gone, taken up by "AGSI", and a church that could be located anywhere other than in our limited downtown commercial space, and another business closed down and became a residential unit. We have lost almost everything over the past 7 years, except a great doctor!!!
45. I would love to see a local hang out place for moms with small kids. A coffee shop with a play area, etc. We have no where to hang out and often drive to Leesburg to go to Chikfila for the play place, etc especially in the winter. It would be nice to support local.
46. Trader Joe's please!!!!
47. We need a grocery store in town.
48. The appeal of this town is that it's a small rural community. Showcasing local farms, woodworkers etc should be a priority should there be any new stores coming in. Disrupting the towns peace and quiet with huge buildings would not be keeping up with the humble roots and history of the town. Keep it small, and support what the locals have to offer.
49. Lovettsville needs a real grocery store.
50. The number one thing we need is a grocery store. It's a headache to drive all the way to Leesburg or Purcellville just to get groceries for the week. The Weis market that's going in in Brunswick will be a lifesaver but honestly it's still on the same level as "Fresh n Greens". I'd like to see a full "I can shop here every week and get everything I need" grocery store go in like Giant Eagle or Giant.
51. sit-down restaurants/bars
52. Grocery store should be coming to Brunswick. If that is the case, I am happy with that location.
53. Please, NO gas stations or McDonalds!
54. A larger retailer with a grocery component could eliminate many of the other needs in one swoop. It would also provide an anchor tenant allowing for other businesses to benefit from the attraction it draws.
55. Please don't turn this town into Purcellville...
56. Ice cream shop like Friendly's some place like Coaches Corner.
57. As I mentioned before we would like to keep big businesses out of our town. This town has a charm about it that is very unique in a place like Northern Virginia. We experienced Manassas for 6 years prior to discovering Lovettsville. Manassas is a place where only big businesses exist. To get away we were trying to move to Lexington Kentucky until we found Lovettsville. We recently moved here at the end of May 2015 and it has already made such a tremendous difference in our quality of life, even in this short period of time. I beg you not to ruin its charm by inviting the corporations to take over this wonderful hidden gem. Let the small businesses thrive here and keep the money local and keep the charm.
58. WE NEED A GROCERY STORE IN THIS TOWN. THIS SHOULD BE PRIORITY #1.
59. What we have is great, careful selection of what is allowed in town with appropriate guidelines is key to mixing residential and commercial. If more commercial, then residential tax burden needs to be lowered in response.

APPENDIX 7: RESIDENTIAL LAND USES SURVEY RESULTS





Question 3: If you selected “single-family detached dwellings” in response to Question #2 above, which of the following images correspond to the type(s) of houses you would you like to see in the Town?



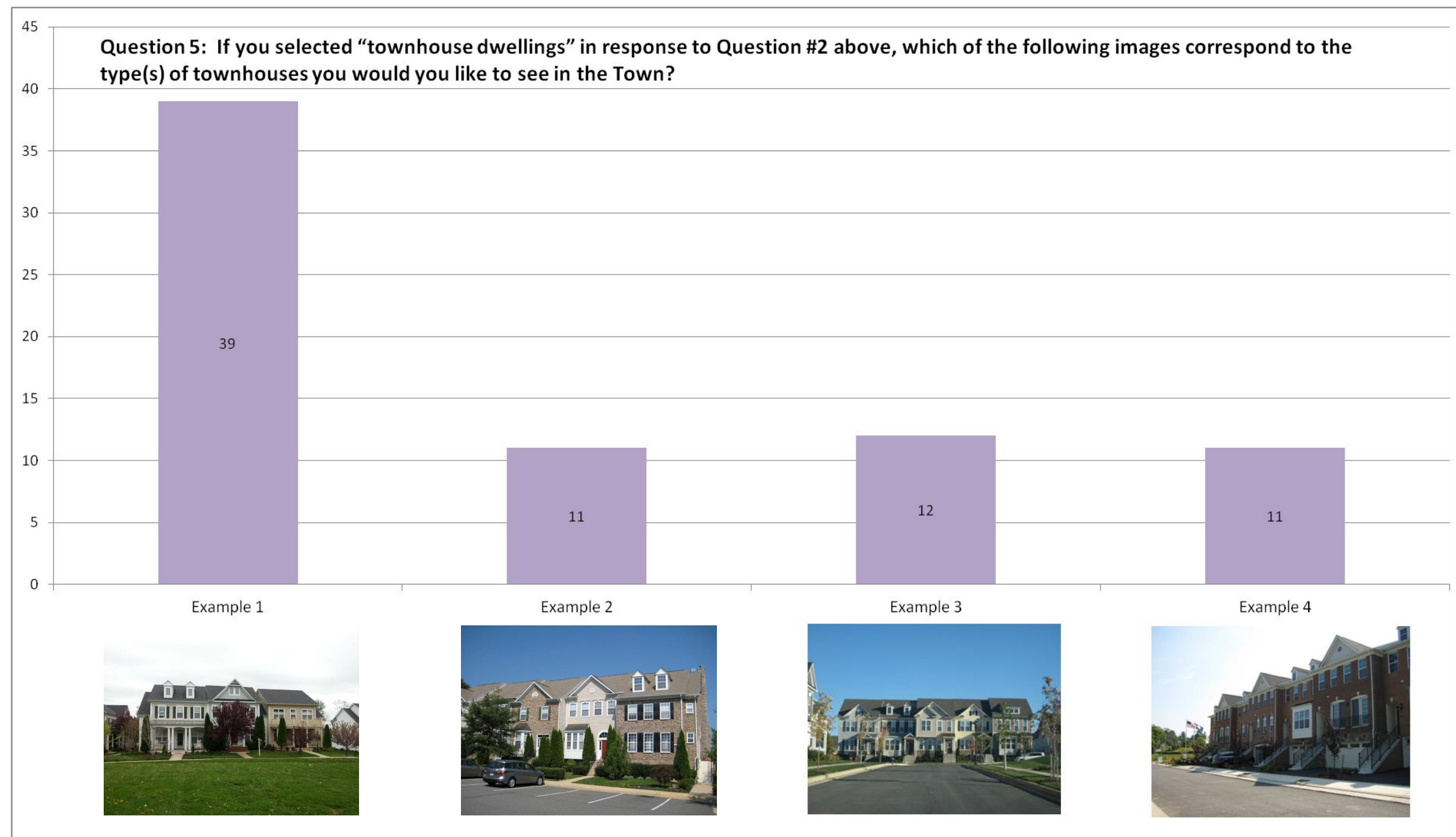
Question 4: For Question 3 above, what features do you like about the houses you selected? *(please elaborate)*

Example 1	Example 2	Example 3	Example 4
All of them are suitable. It meets the needs for different people. One story, garages in front or back, and size variables are good. They all have character and look like good quality housing.			
Appealing to the eye.			
Look ok to me			
Detached homes, irrespective of design, offer an uncrowded view and provides for maintaining a socio-economic stability pursuant to the type of neighborhood anyone and everyone likes their children to live.			
Garages - ranch (one floor) - porch			
Front loaded garage, wrap-around porch			
All they look good			
It really doesn't matter as long as they have some land around them so they are not crowded			
Ex. 3 is nicest w/ garage around back and not too close to neighbors on either side			
Design and 2 car garage			
Detached like many homes already here and look like most of the homes here too			
I like the home styles with porches--fits with the counties history I like to one story homes--for people who don't like and can't go up steps			
I like the look of example 2 and 3 the most - especially the wrap around porches. I like the metal roof accents and the more traditional farmhouse look. Example 4 is the least desireable, but would probably offer a more affordable option for some families.			
All are nice. I prefer the garages in the back but that will use more land as alleyways will be necessary. Style #4 is a very cute house too.			
the images give a nice mixture of attached garages and detached			
I like them all, especially #4. I am somewhat familiar with the floorplans of the different options and #4 offers a main level bedroom which is extremely helpful for handicapped / elderly people who can't easily climb stairs. Again, please do not limit people's choices. Allow property owners to build whatever suits their needs best.			

Example 1		Example 2		Example 3		Example 4	
The fact that they are single family. Like all house examples. Offers a choice for prospective home owners and incomes.							
That there is a variety of styles. That all the houses do not look a like.							
All these look good. I would prefer more space between homes.							
All look fine. For homes going up in high-traffic areas (Town Center, old downtown area), garage access should be off-street to not inhibit traffic or special events							
All the detail in each make it/them look less cookie-cutter						Compact, suitable for a town.	
Larger						It appears to be a less expensive alternative to the large colonials.	
The front porch area to be able to sit. The multi-levels.						One level living	
Clean distinct look, not some cheap cookie cutter design with the sole purpose of making money.						#2 is somewhat different from your average 2-story. #4 is a ranch - some prefer one story.	
Classic look-nothing too modern or over-the-top. Keeps in line with the current feel of Lovettsville.						Scale, porches, available planting space, garage, gables	
2-car garage		Style					
Scale, porches, available planting space, garage, gables				Porch and brick		I do not like any of the houses above, but if I had to choose, I would choose #4 because of size and design	
They have a home town feel to them				No visible garage, porch offers a better "town" feel		They have a home town feel to them	
They're a mix of traditional and modern design .		Color, wrap around front porch, large front window		They're a mix of traditional and modern design.			
Similar designs that are already in the Town.		Traditional looking, No front-facing garages, Usable porches				Similar designs that are already in the Town.	
Attached garages		Front porch w/ craftsman-style design				Attached garages	
Garages - ranch (one floor) - porch		As native Lovettsvillians we are against growth period, but knowing this region is the fastest growing in the nation that is almost impossible to deny, so if Lovettsville builds, the homes should be unique and spaced out, not the mass produced similar lookign homes that is found everywhere in Eastern Loudoun.				Smaller house	
A great (? word) room, kitchen with granite countertops, bathroom with granite countertops, jacuzi, family room with home theatre		Traditional appearance w/ side or alley garages				There are enough McMansions in Town. Single-story detached homes are a great option for affordability, which single-family homes lead to more stable, friendly, and safe communities. Townhomes become undesirable	

Example 1	Example 2	Example 3	Example 4
			rentals and their tenants tend to have no connection or commitment to the community.
Large lots mean less density. Please keep Lovettsville rural.	Well built, stylish single family homes with yards		
Garage access in front of house eliminates a need for a second road behind the homes. More green space. Affordable looking.	curb appeal, dislike the look of front facing garages		
Larger front yard, but overall all the houses are nice.	Porch, lines, a few different looking roof lines		
Homes that attract quality families and people to our community, which will attract quality businesses.	Front porch, size, landscaping		
	Rear loaded garages		
	Traditional Architecture with natural looking materials and detached ally accessible garages.		
	Traditional, classic, front porches		
amount of land available	Any are fine with me	amount of land available	Any are fine with me
Appearance, quality	#2 is somewhat different from your average 2-story. #4 is a ranch - some prefer one story.	Appearance, quality	garages help traffic flow, town looks prettier, junk is off the street...people have a need for storage, and garages can help with outside clutter which can be somewhat hazardous and ugly to the pretty town of Lovettsville, VA.
Wrap around porch and garage in front.	Porches, Victorian look	Wrap around porch and garage in front.	
Porches	They are not "McMansions" and seem very affordable to own and maintain.	Porches	They are not "McMansions" and seem very affordable to own and maintain.
	Different style than what is currently available.	Larger scale with a larger lot. Other home styles look fine but the lot size is way too small. Homes are too compact in relation to each other. We need to minimize this existing cluster effect and return to larger lot sizes as we move away from downtown lovettsville.	
	More appropriate for small town architecture doesn't look "cookie cutter"	Architectural features such as the porch, dormers, large windows. Once and four are cookie cutter homes. Garage is in the rear.	
	Has a cottage feel	metal roof and wrap around porch add detail and dimension to the look of the house	
	scale is correct for the town's size...adds beauty but not a bulky look to the street....	Garage is hidden from street view. There appears to be some yard space for the residents to enjoy.	

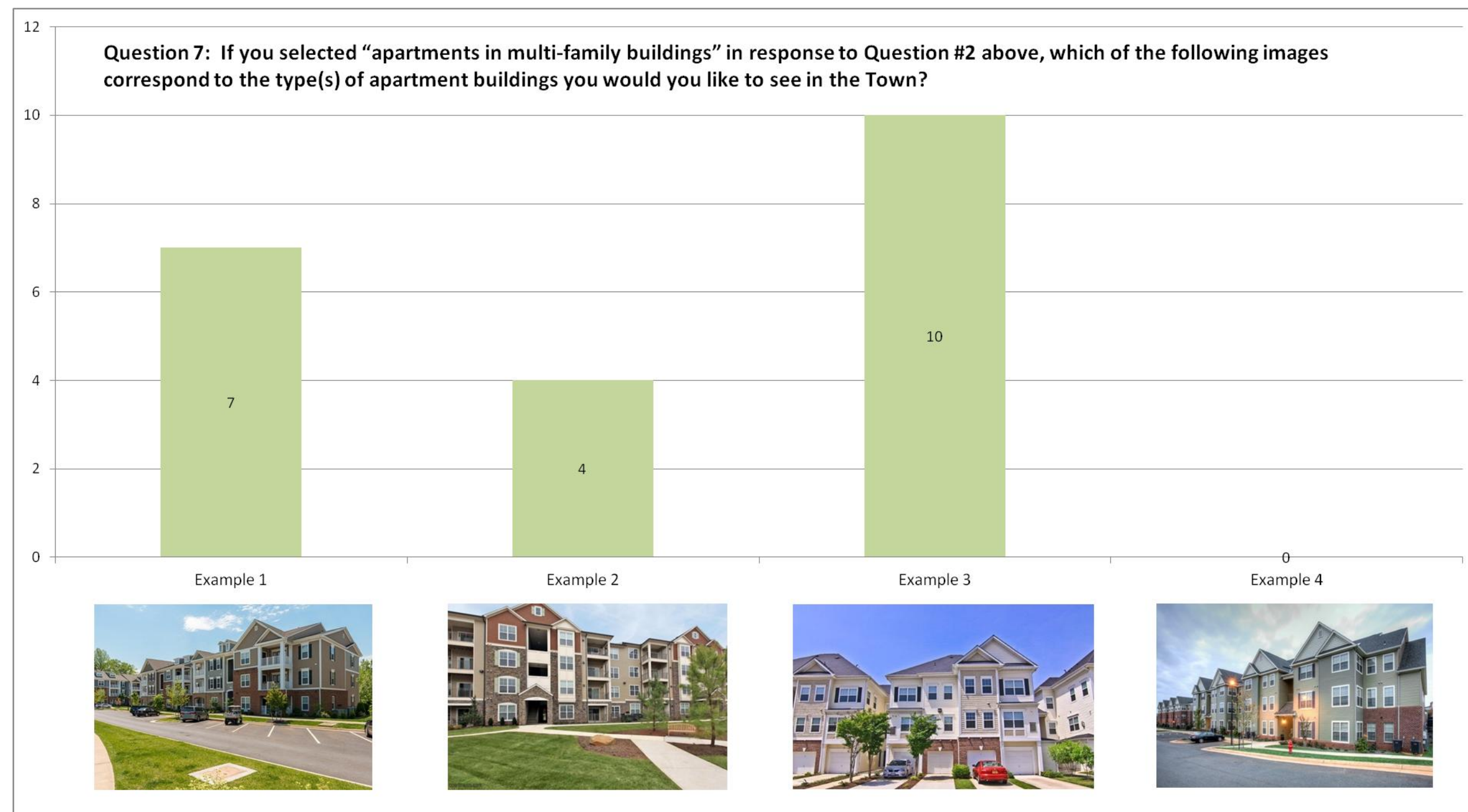
Example 1	Example 2	Example 3	Example 4
		garage in the back, large front porch	
		Garage hidden. Dislike the detached garages.	
		Personality, charm not cookie cutter.	



Question 6: For Question 5 above, what features do you like about the townhouses you selected? *(please elaborate)*

Example 1	Example 2	Example 3	Example 4
Again...the detail in all of them is v. nice.			
All styles would work. Built in garages should be needed for high-traffic areas or units going up on public streets (not in a neighborhood-style set-up)			
Some green space			garages help traffic flow, town looks prettier, junk is off the street...people have a need for storage, and garages can help with outside clutter which can be somewhat hazardous and ugly to the pretty town of Lovettsville, VA.
Variety of facades			Garages, no parking lots
Look like single family homes, have extensive greenary to cover townhouse look		not too many attached - all look different	Garage
They look to be a better quality; especially better than the TH's already built off Broad Way! Examples 1 and 2 appear to have less TH's in one segment.		Similar to the homes that are already built here.	Brick
Variety of features without appearing busy/disjointed (as in 3). Available planting space.		They have the appearance of a single family or duplex unit. Again, low profile view	Larger homes, garage units
I like garages, so my favorite is Example 4, followed by Example 1 (assuming they have garages). I'm not a fan of consistently used street parking. Street parking should be for guest parking mainly.	Parking easily accessible to homeowners.	I like garages, so my favorite is Example 4, followed by Example 1 (assuming they have garages). I'm not a fan of consistently used street parking. Street parking should be for guest parking mainly.	
upscale appearance, size		upscale appearance, size	
overall design		overall design	
Varied facades - only 3 units in a row - rear parking - not lined up in rows w/ parking all around		Are not plain and have some character.	
Example #1 does not look so much like a cookie cutter square townhome. It has character; it would blend into the existing single family homes and provides green space in front of the homes. It looks "charming". Example #4 is an absolute no! It is an eyesore.			
Style			
porches, trees			

Example 1	Example 2	Example 3	Example 4
Looks sort of like a single family dwelling			
fewer steps - easy access for handicap and senior citizens			
Seem more small town in their look			
They look like single-family dwellings			
more fitting for small town - not the usual ugly townhouse development look			
looks like a single family			
Porch, roof lines...no stairs			
There is more land/grass for the townhouses, not just a building with concrete all around it.			
It fits the small town feel			
they blend better with the surrounding area, don't look as much like townhouses then the others			
They look detached and have more of a single family look which I think would be more consistent with the look of our town. They also have front porches which would encourage people to be more neighborly.			
Features closer resemble single family homes.			
Rear parking, lower overall height			
common area, no garages in front			
Looks like a traditional single family home.			
They look more like single family homes and fit best with the current look of the Town.			
Example 1 seems more similar to single family dwellings and more in line with the look and feel of the town.			



Question 8: For Question 7 above, what features do you like about the apartment buildings you selected? *(please elaborate)*

Example 1	Example 2	Example 3	Example 4
More open space, outdoor living space (decks, balconies)	Looks more like townhomes		
garage, multi roof lines, small porch		garage, multi roof lines, small porch	
	garages available so no cars on roads		
	People need garages! It appears that the other models have none. Does #2? I like #2. #1 and 4 are attractive if they have garages in the back?		
		3 looks like townhouses	

TOWN OF LOVETTSVILLE PLANNING COMMISSION



Public Opinion Survey of Residents

Residential and Housing Policies of the Comprehensive Plan

Purpose and Instructions: For the questions below, please answer by checking the appropriate boxes corresponding to your selection(s) and, for the questions where indicated, rank your selection(s) in order of importance by circling the appropriate number next to your top five choices (with “1” being your highest preference). Please return the completed survey form, either by mailing it or inserting it into the night drop box, to the Town Office located at 6 E. Pennsylvania Avenue in Lovettsville.

1. Which of the following do you view as the highest-priority issues with respect to residential growth and the types of housing available in the Town of Lovettsville? *(Check all that apply)*

- ☐ Controlling or limiting residential growth in terms of: *(Check below all that apply)*
 - ☐ absolute numbers of future dwelling units;
 - ☐ residential density; or
 - ☐ geographic expansion into areas outside of the Town limits.
- ☐ Affordability of housing for middle-income households
- ☐ Affordability and/or availability of housing for young people (including young professionals), senior citizens, or households earning less than the median income in the community.
- ☐ Lack of choices in terms of the types of dwellings available for sale or rent
- ☐ Quality and/or appearance of residences available for sale or rent
- ☐ Lack of sufficient lot area for a usable yard, decks, patios, play areas, etc.
- ☐ Lack of maintenance or upkeep of residential properties by owners or tenants
- ☐ Proximity to commercial areas, including shopping/dining opportunities and ability to walk/bike to these areas.
- ☐ Proximity to parks, playgrounds, and recreational facilities and ability to walk/bike to these amenities.
- ☐ Other *(please elaborate)*:

2. Which types of dwelling units would you be willing to accept in the Town as the Town’s remaining land area is developed during the coming years? *(Check all that apply and rank your top five choices with 1 being your highest preference)*

- | | | | | | |
|--|---|---|---|---|---|
| <input type="checkbox"/> Single-family detached dwellings: | 1 | 2 | 3 | 4 | 5 |
| <input type="checkbox"/> Townhouse (e.g. single-family attached) dwellings: | 1 | 2 | 3 | 4 | 5 |
| <input type="checkbox"/> Duplex dwellings: | 1 | 2 | 3 | 4 | 5 |
| <input type="checkbox"/> Apartment units in multi-family (i.e. apartment) buildings: | 1 | 2 | 3 | 4 | 5 |

☐ Apartments located above businesses or offices (i.e. on the upper stories of mixed-use buildings):

1 2 3 4 5

☐ An apartment or dwelling unit located in an accessory building (e.g. in-law suite, guesthouse, garage apartment, etc.):

1 2 3 4 5

☐ Senior (or age-restricted) dwellings or apartments:

1 2 3 4 5

☐ Affordable housing for households earning less than the area's median household income:

1 2 3 4 5

☐ Other (*please specify*): _____

1 2 3 4 5

☐ None of the above

3. If you selected "single-family detached dwellings" in response to Question #2 above, which of the following images correspond to the type(s) of houses you would like to see in the Town? (*Check all that apply*)

☐ Example 1:



☐ Example 2:



☐ Example 3:



☐ Example 4:



4. For Question 3 above, what features do you like about the houses you selected? (*please elaborate*)

5. If you selected “townhouse dwellings” in response to Question #2 above, which of the following images correspond to the type(s) of townhouses you would you like to see in the Town? (*Check all that apply*)

☐ Example 1:



☐ Example 2:



☐ Example 3:



☐ Example 4:



6. For Question 5 above, what features do you like about the townhouses you selected? (*please elaborate*)

7. If you selected “apartments in multi-family buildings” in response to Question #2 above, which of the following images correspond to the type(s) of apartment buildings you would like to see in the Town? (*Check all that apply*)

☐ Example 1:



☐ Example 2:



☐ Example 3:



☐ Example 4:



8. For Question 7 above, what features do you like about the apartment buildings you selected? (*please elaborate*)

9. If you moved to the Town within the last ten (10) years, briefly explain why you decided to relocate to Lovettsville:
